

STATE OF WISCONSIN

CIRCUIT COURT

VILAS COUNTY

PTB HOLDINGS, LLC,

Plaintiff,

vs.

GEORGE H. JUDGE III,
KRISTINA K. JUDGE,
WISCONSIN GAS, LLC,
MARSHFIELD CLINIC, INC.,
WISCONSIN DEPARTMENT OF REVENUE,

Case No. 2017-CV-000081

Case Code-30404

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on January 9, 2020, in the amount of \$149,051.80, I will sell at public auction, in the Courthouse Annex Addition, main public entrance, located at 330 Court Street, Eagle River, Wisconsin 54521, on

July 9, 2020

At 2:00 p.m., all of the following described premises, to-wit:

Camp Fiesta Parcel -1B-

A parcel of land in Government Lot One (1) and the Southeast Quarter of the Northwest Quarter (SE ¼ NW ¼), Section Thirty-Two (32), Township Forty-two (42) North, Range Seven (7) East of the Fourth Principal Meridian, Township of Boulder Junction, Vilas County, Wisconsin, more particularly described as follows:

Commencing at the Meander Corner where the West line of Section 32 intersects the North shore of Trout Lake, marked by a Wisconsin Conservation Department brass-capped 2" iron pipe; thence S 55° 47' 50" E, 1071.03 feet along the lake to a 1 ¼" iron pipe on the East boundary of that parcel of land recorded in Volume 491 Micro Records, page 312; thence leaving the lake N 12° 37' 48" E, 277.47 feet along the East boundary of said parcel of land recorded in Volume 491 Micro Records, page 312 to the PLACE OF BEGINNING, marked by a 5" square

concrete monument; thence continuing along the East boundary of said parcel of land recorded in Volume 491 Micro Records, page 312; N 54° 36' 48" W, 114.95 feet to a 5" square concrete monument; N 24° 41' 43" E, 683.22 feet to a 5" square concrete monument; N 52° 23' 40" E, 346.43 feet to a 4" square concrete monument; and S 89° 06' 02" E, 50.00 feet to a 2" by 3" concrete monument; thence N 81° 35' 16" E, 43.75 feet to a 1" iron pipe; thence S 0° 28' 44" E, 35.06 feet to a 1" iron pipe; thence S 5° 15' 32" W, 6.89 feet to a 1" iron pipe; thence S 4° 20' 46" E, 136.07 feet to a 1" iron pipe; thence S 12° 45' 46" E, 75.49 feet to a 1" iron pipe; thence S 77° 32' 05" W, 135.20 feet to a 1" iron pipe; thence S 49° 31' 07" W, 104.87 feet to a 1" iron pipe; thence S 13° 43' 28" W, 156.39 feet to a 1" iron pipe; thence S 5° 36' 27" W, 191.79 feet to a 1" iron pipe; thence N 79° 37' 47" E, 261.03 feet to a 1" iron pipe; thence S 2° 26' 18" W, 102.55 feet to a 1" iron pipe; thence S 79° 37' 47" W, 268.77 feet to a 1" iron pipe; thence S 79° 46' 08" W, 306.34 feet to the Place of Beginning.

TOGETHER with an undivided 1/5th interest in OUTLOT -1- as follows:

A parcel of land in the Southeast Quarter of the Northwest Quarter (SE ¼ of the NW ¼) and in Government Lot Two (2), Section Thirty-two (32), Township Forty-two (42) North, Range Seven (7) East of the Fourth Principal Meridian, Township of Boulder Junction, Vilas County, Wisconsin, more particularly described as follows:

Commencing at the Meander Corner where the West line of Section 32 intersects the North shore of Trout Lake, marked by a Wisconsin Conservation Department brass-capped 2" iron pipe; thence S 55° 47' 50" E, 1071.03 feet along the lake to a 1-1/4" iron pipe on the East boundary of that parcel of land recorded in Volume 491 Micro Records, page 312; thence along the East boundary of said parcel of land recorded in Volume 491 Micro Records, page 312; N 12° 37' 48" E, 277.47 feet to a 5" square concrete monument; N 54° 36' 48" W, 114.95 feet to a 5" square concrete monument; N 24° 41' 43" E, 683.22 feet to a 5" square concrete monument; N 52° 23' 40" E, 346.43 feet to a 4" square concrete monument; and S 89° 06' 02" E, 50.00 feet to the PLACE OF BEGINNING marked by a 2" by 3" concrete monument; thence continuing along the East boundary of said parcel of land recorded in Volume 491 Micro Records, page 312, N 2° 10' 18" E, 109.90 feet to a point on the North line of the SE ¼ of the NE ¼ witnessed by a 3" square concrete monument bearing N 2° E, 0.18 feet; thence S 89° 03' 29" E, 150.02 feet along the North line of the SE ¼ of the NW ¼ to a 1-1/4" iron pipe; thence S 2° 26' 18" W, 1304.34 feet to a 1" iron pipe; thence Southwesterly, Northwesterly and Northeasterly 219.33 feet along the arc of a cul de sac concave Northeasterly with a radius of 50.00 feet, the chord of which bears N 51° 53' 36" W, 81.24 feet to a 1" iron pipe; thence N 2° 26' 18" E, 848.14 feet to a 1" iron pipe; thence S 77° 32' 05" W, 6.08 feet to a 1" iron pipe; thence N 12° 45' 46" W, 75.49 feet to a 1" iron pipe; thence N 4° 20' 46" W, 136.07 feet to a 1" iron pipe; thence N 5° 15' 32" E, 61.89 feet to a 1" iron pipe; thence N 0° 28' 44" W, 35.06 feet to a 1" iron pipe; thence S 81° 35' 16" W, 43.75 feet to the place of beginning.

Subject to an easement for the existing right-of-way of Campo Fiesta Lane across the Northwest corner of the parcel herein described, and to a perpetual easement for public utilities.

Subject to an easement for ingress and egress by the shortest possible route from Lot 1A, over Lot 1B to Outlot 1, said easement to be 40 feet wide.

Street Address: Vacant Land located in Boulder Junction, Vilas County, WI

Parcel No. 004-1837-07

THE PROPERTY WILL BE SOLD AS IS AND SUBJECT TO ANY AND ALL REAL ESTATE TAXES, SUPERIOR LIENS OR OTHER LEGAL ENCUMBRANCES.

TERM OF SALE: CASH, CASHIER'S CHECK or CERTIFIED FUNDS, payable to the Clerk of Courts (10% down payment at sale, balance due within ten (10) days of Court approval; down payment to be forfeited if payment not received timely) (Cashier's Check is required if down payment is \$20,000.00 or more) to Notice of Sale). Buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. § 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

Dated: May 28, 2020.

/s/ Joseph Fath

Sheriff of Vilas County, Wisconsin

Joseph W. Scherwenka,
Scherwenka Law, LLC
Attorney for the Plaintiff